

BOARD MEMBERS

Jim Graw, Chairman
Arnold L. Martin, III, Vice-Chairman
John H. Culbreth, Sr.
Al Gilbert
Brian Haren

STAFF

Peter A. Frisina, Director of Community Services
Dennis Dutton, Zoning Administrator
Chanelle Blaine, Planning and Zoning Coordinator

AGENDA FAYETTE COUNTY PLANNING COMMISSION MEETING 140 STONEWALL AVENUE WEST October 6, 2016 7:00 pm

***Please turn off or turn to mute all electronic devices during the
Planning Commission Meetings**

1. Consideration of the Minutes of the meeting held on September 15, 2016.

NEW BUSINESS

2. Consideration of Final Plat of Ebenezer Estates. The property will consist of eight (8) residential lots. This property is located in Land Lot 59 of the 7th District and fronts on Ebenezer Road. The property is zoned R-70.
3. Consideration of Final Plat of Hilda Ann Kilpatrick & Billy Lamar & Sandra C. Gerald. The property will consist of two (2) residential lots. This property is located in Land Lot 88 of the 5th District and fronts on Callaway Road. The property is zoned R-45.

PUBLIC HEARING

4. Consideration of Petition No. 1261-16. Bob & Nancy Usry, Owner Derrick Johnson, Agent request to rezone 3.286 acres from C-H & M-1 to C-H to develop a HVAC Company / Auto Sales. This property is located in Land Lots 137 of the 5th District and fronts SR 54 and Denesha Todd Court.
5. Consideration of Petition No. RDP-013-16. Camp Southern Ground, INC & Spotty Merle, Owner D. Ben Ferguson, Agent request to revise development plan and summary of intent for rezoning petition 1222-11 to rezone 494.39 acres from A-R and PUD-PRL to remove the Equestrian Center and in its place develop a Solar Farm. This property is located in Land Lots 1 and 32 of the 5th District and Land Lots 1, 2, & 3 of the 7th District and fronts Ebenezer Church Road, Arnold Road, & Green Meadow Lane.

To: Fayette County Planning Commission

From: Dennis. Dutton, Zoning Administrator



Date: September 29, 2016

Subject: Final Plat to be considered on October 6, 2016

FINAL PLAT

Ebenezer Estates

OWNER/APPLICANT

Trademark Quality Homes, Inc.

Recommend **APPROVAL** of the Final Plat received 9/16/2016.

VTB 9-14-16

FINAL PLAT OF EBENEZER ESTATES

GENERAL NOTES

- [illegible]

5-72

[illegible]VICINITY MAP
PMS

OWNERS/DEVELOPERS:

TRADEMARK QUALITY HOMES, INC.
P.O. BOX 926
GREENVILLE, GA, 30222
(706) 672-4932

OWNER'S CERTIFICATE

WE, THE UNDERSIGNED OWNER(S) AND/OR MORTGAGEE(S) OF THE EBENEZER ESTATES SUBDIVISION, HEREBY OFFER TO DEDICATE AND/OR RESERVE FOR PUBLIC USE THE RIGHTS-OF-WAY, EASEMENTS AND OTHER GROUND SHOWN ON THIS PLAT.

Owner	Date	Mortgagee	Date
-------	------	-----------	------

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAN IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY BY ME OR UNDER MY SUPERVISION; THAT ALL MONUMENTS AND INFRASTRUCTURE SHOWN HEREON ACTUALLY EXIST OR ARE MARKED AS 'FUTURE', AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN.

By: _____
STEWART / KENNEDY & ASSOCIATES, P.C.

FLOOD NOTE

BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY
MANAGEMENT AGENCY (FEMA) AND BY GRAPHIC DEPICTION
ONLY THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD
HAZARD AREA(ZONE A) AS PER INSURANCE RATE MAP NUMBER
13133C0041E WITH A REVISED DATE OF SEPT. 26, 2008. NO
FIELD VERIFICATION WAS PERFORMED TO DETERMINE THIS.

PREPARED BY:

s.i. reeves & associates, inc.

P.O. BOX 653 • 1149 HIGHWAY 19 N • ZEBULON, GA. 30295
770-594-5215 • surveyor@surveying@gmail.com (EMAIL)
LAND SURVEYING, PLANNING & SUBDIVISION DESIGN

LOT AREA CHART

LOT #	TOTAL AREA	CORR. SUGG. AREA
LOT 1	700 AC.	39 AC.
LOT 2	120 AC.	37 AC.
LOT 3	431 AC.	16 AC.
LOT 4	250 AC.	16 AC.
LOT 5	317 AC.	8 AC.
LOT 6	210 AC.	11 AC.
LOT 7	200 AC.	10 AC.
LOT 8	200 AC.	10 AC.
ADD 10 ROW	233 AC.	
TOTAL AREA	2240 AC.	
TOTAL NARRATIVE F. OF. - 2		

* Each business has a mission statement that defines its purpose and its goals. It is the foundation of the company's strategy and the basis for all decisions.

LEVEL III: SOIL SURVEY

I, _____, do hereby certify that the Level III Soil Survey information provided on this page was performed by _____ in accordance with the procedures specified in the Georgia Department of Human Resources' current Manual for On-Site Sewage Management Systems.

Signature of Soil Classifier Professional

Engineering P.E. or Civil Engineering Professional Engineer or Professional Engineer Registration No.

Licence Number

Company Address & Telephone

OWNER'S CERTIFICATE

We, the undersigned owner(s) of the EDENEZER ESTATES Subdivision, hereby dedicate the rights-of-way for public use, and/or reserve for public use the easements and other ground shown on this plat.

Order	Date	Party Name	Date
Order	Date	Party Name	Date

WETLAND DELINEATION

I, _____ of _____
do hereby certify that I have filed inspection the property
known as EBENEZER ESTATES or _____ and
determined that the property contains _____ and
jurisdictional wetlands as defined by the U.S. Army Corps
of Engineers.

Signature of Notland Deponent _____ Date _____

Company Address _____ Telephone _____

APPROVAL:

APPROVED BY FAYETTE COUNTY
ENVIRONMENTAL HEALTH DEPARTMENT

DATE: _____ SIGNED: _____

APPROVED BY FAYETTE COUNTY
STORMWATER MANAGEMENT

DATE: _____ SIGNED: _____

APPROVED BY FAYETTE COUNTY
ENGINEER.

DATE: _____ SIGNED: _____
JIMMY D. HENLEY

APPROVED BY FAYETTE COUNTY
PLANNING COMMISSION ON:

DATE: _____ SIGNED: _____

ZONING ADMINISTRATOR.

2024-2025 ADMINISTRATION

FIRE MARSHAL. ALL FIRE HIDEANTS LOCATED AS SHOWN

FIRE MARSHAL

SHEET 1 OF 2

FINAL PLAT OF:
EBENEZER
ESTATES

LINE	ARC	CHORD BEARING	CHORD	RADIUS	TANGENT
1	53.07	N22°22'23"W	915.31	8050.00	47.66
2	614.44	N22°22'23"W	1030.21	8050.00	50.11
3	615.16	N22°22'23"W	175.20	8050.00	87.61
4	614.44	N22°22'23"W	271.09	8050.00	102.53
5	53.07	N22°22'23"W	43.44	8050.00	21.91

Right-of-Way Legal Description

Commencing at the intersection of the centerline of Ebenezer Road and the centerline of Ebenezer Road, thence along the centerline of Ebenezer Road North 22°22'23" West, a distance of 310.00 feet to the Point of Beginning, thence from said Point of Beginning South 84°21'14" West, a distance of 53.47 feet, thence North 22°22'23" West, a distance of 815.6 feet, thence beginning of a curve tangent to said line, thence along a circular arc of 615.16 feet along the curve concave to the right, having a radius of 8050.00 feet and a central angle of 4°22'23", thence South 84°21'14" West, a distance of 50.00 feet, thence along a curve tangent to said line, thence along a circular arc of 614.44 feet along the curve concave to the right, having a radius of 8050.00 feet and a central angle of 4°22'23", thence South 22°22'23" West, a distance of 640.26 feet to the Point of Beginning. Containing 116 ACRES, more or less.

Ingress/Egress Easement Legal Description

Beginning at the common corner to Lots 4 & 5 of Ebenezer Estates, thence along the right-of-way of Ebenezer Road, thence along the Point of Beginning, thence South 84°21'14" West, a distance of 53.47 feet, thence North 22°22'23" West, a distance of 815.6 feet, thence along a curve tangent to said line, thence along a circular arc of 615.16 feet along the curve concave to the right, having a radius of 8050.00 feet and a central angle of 4°22'23", thence South 84°21'14" West, a distance of 50.00 feet, thence along a curve tangent to said line, thence along a circular arc of 614.44 feet along the curve concave to the right, having a radius of 8050.00 feet and a central angle of 4°22'23", thence South 22°22'23" West, a distance of 640.26 feet to the Point of Beginning. Containing 0.34 ACRES, more or less.

LINE	ARC	CHORD BEARING	CHORD	RADIUS	TANGENT
1	53.07	N22°22'23"W	915.31	8050.00	47.66
2	614.44	N22°22'23"W	1030.21	8050.00	50.11
3	615.16	N22°22'23"W	175.20	8050.00	87.61
4	614.44	N22°22'23"W	271.09	8050.00	102.53
5	53.07	N22°22'23"W	43.44	8050.00	21.91

LINE	ARC	CHORD BEARING	CHORD	RADIUS	TANGENT
1	53.07	N22°22'23"W	915.31	8050.00	47.66
2	614.44	N22°22'23"W	1030.21	8050.00	50.11
3	615.16	N22°22'23"W	175.20	8050.00	87.61
4	614.44	N22°22'23"W	271.09	8050.00	102.53
5	53.07	N22°22'23"W	43.44	8050.00	21.91

LINE	BEARING	DISTANCE
1	S04°21'14"W	116.47
2	S04°21'14"W	186.23
3	S04°21'14"W	142.33
4	S04°21'14"W	104.74
5	N20°13'20"W	16.73
6	N20°13'20"W	20.74
7	N20°13'20"W	13.23
8	N20°13'20"W	14.73
9	N20°13'20"W	13.23
10	N20°13'20"W	14.73
11	N20°13'20"W	13.23
12	N20°13'20"W	14.73

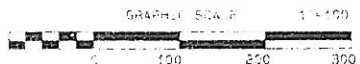
LINE	BEARING	DISTANCE
1	S04°21'14"W	116.47
2	S04°21'14"W	186.23
3	S04°21'14"W	142.33
4	S04°21'14"W	104.74
5	N20°13'20"W	16.73
6	N20°13'20"W	20.74
7	N20°13'20"W	13.23
8	N20°13'20"W	14.73
9	N20°13'20"W	13.23
10	N20°13'20"W	14.73
11	N20°13'20"W	13.23
12	N20°13'20"W	14.73

MIN. CURVE RADIUS	MIN. DISTANCE
25'	25'
50'	50'
75'	75'
100'	100'
125'	125'
150'	150'
175'	175'
200'	200'
225'	225'
250'	250'
275'	275'
300'	300'
325'	325'
350'	350'
375'	375'
400'	400'
425'	425'
450'	450'
475'	475'
500'	500'
525'	525'
550'	550'
575'	575'
600'	600'
625'	625'
650'	650'
675'	675'
700'	700'
725'	725'
750'	750'
775'	775'
800'	800'
825'	825'
850'	850'
875'	875'
900'	900'
925'	925'
950'	950'
975'	975'
1000'	1000'

NOTE: STATE WATERS AND WETLANDS SHOWN AS PER WETLANDS DELINEATION & STATE WATERS REVIEW BY THE EBENEZER SEPARATED SUBDIVISION, EBENEZER ROAD, FAYETTE COUNTY, GEORGIA, PREPARED BY APPLIED ENVIRONMENTAL SCIENCES, INC. DATED AUG. 10, 2016. NO FIELD DETERMINATION MADE BY THE UNDERSIGNED SURVEYOR.

NF
M.N. DAVIS
C.M. RAY
DB. 3445 PG. 343
PB. 12 PG. 14
(ZONED A-R)

NF
D.R. BARKON
R.A. BARKON
BARKON QUALIFIED
RESIDENCE TRUST II
DB. 2741 PG. 271
PB. 12 PG. 10



SHEET 2 OF 2

FINAL PLAT OF:
EBENEZER
ESTATES


PREPARED BY:

s.j. reeves & associates, inc.

P.O. BOX 655 • 11491 HIGHWAY 13 N • ZEBULON GA 30265
770-584-5008 • sreed@sjrae.com (EMAIL)
LAND SURVEYING, PLANNING & SUBDIVISION DES. INC.



DATE	BY
09/24/2015	DATE PREPARED
09/24/2015	DATE CHECKED
09/24/2015	DATE REVISION

To: Fayette County Planning Commission
From: Dennis. Dutton, Zoning Administrator 
Date: September 29, 2016
Subject: Final Plat to be considered on October 6, 2016

FINAL PLAT

Hilda Ann Kilpatrick and
Billy Lamar & Sandra C. Gerald

OWNER/APPLICANT

Billy Lamar & Sandra C. Gerald
Gerald Irrevocable Medicaid Trust
Hilda Ann Kilpatrick POA/Trustee

Recommend **APPROVAL** of the Final Plat received 9/21/2016.

This survey was prepared in conformity with The Technical Standards for Property Surveys in Georgia as set forth in Chapter 180-7 of the Rules of the Georgia Board of Registration for Engineers and Land Surveyors as set forth in the Georgia Plat Act O.C.G.A. 15-6-67.

REQUESTED ACTION: C-H & M-1 to C-H

PROPOSED USE: HVAC Company / Auto Sales

EXISTING USE: HVAC Company / Auto Sales

LOCATION: S.R. 54 & Denesha Todd Court

DISTRICT/LAND LOT(S): 5th District, Land Lot(s) 137

OWNER: Bob & Nancy Usry

AGENT: Derrick Johnson, Esq.

PLANNING COMMISSION PUBLIC HEARING: October 6, 2016

BOARD OF COMMISSIONERS PUBLIC HEARING: October 27, 2016

APPLICANT'S INTENT

Applicant proposes to maintain a HVAC Company and Auto Sales on three (3) lots consisting of a total of 3.286 acres.

STAFF RECOMMENDATION
APPROVAL

INVESTIGATION

A. PROPERTY SITE

The subject property is a 3.286 acre tract consisting of three (3) lots fronting on S.R. 54 and Denesha Todd Court in Land Lot(s) 137 of the 5th District. S.R. 54 is classified as a Major Arterial and Denesha Todd Court is classified as an Internal Local road on the Fayette County Thoroughfare Plan. The subject property consists of lots 6 and 7 as depicted on the Final Plat for Fayette/54 Commercial Park and an adjacent 1.04 acre lot fronting on SR 54. The subject property is currently zoned C-H & M-1.

History: Rezoning petition 307-76, A-R to C-H for 22.62 acres, was approved on February 13, 1976. The subject property was within this aforementioned rezoning.

The Final Plat for the Fayette/54 Commercial Park was approved on September 9, 1980 the final plat was recorded on October 2, 1980.

Rezoning petition 531-85, C-H to M-1 for 3.5 acres, was approved on June 27, 1985. A portion of the subject property, lot 7 of Fayette/54 Commercial Park, was within this aforementioned rezoning.

B. SURROUNDING ZONING AND USES

The general situation is a 3.286 tract that is zoned C-H & M-1. In the vicinity of the subject property is land which is zoned M-1, C-C, & C-H. See the following table and also the attached Zoning Location Map.

The subject property is bound by the following adjacent zoning districts and uses:

Direction	Acreeage	Zoning	Use	Comprehensive Plan
North (lot 4 of Fayette/54 Commercial Park)	1.00	C-H	Nonresidential	Commercial
South (across SR 54)	1.00	C-H	Nonresidential	Commercial
	.36	C-C	Nonresidential	Commercial
	.57	C-C	Undeveloped	Commercial
East (lots 1-3 of Fayette/54 Commercial Park)	1.00	M-1	Nonresidential	Commercial
	1.00	M-1	Nonresidential	Commercial
	1.00	M-1	Nonresidential	Commercial
West	3.12	M-1	Nonresidential	Commercial

C. COMPREHENSIVE PLAN

The subject property lies within an area designated for Commercial. This request conforms to the Fayette County Comprehensive Plan.

D. ZONING/REGULATORY REVIEW

The applicant seeks to rezone from C-H & M-1 to C-H for the purpose of maintaining a HVAC Company and Auto Sales .

State Route Overlay

Due to the frontage on SR 54 East, any new development on the subject property shall meet the requirements of the General State Route Overlay Zone. The Overlay Zone requirements are in addition to the zoning district requirements and any Conditional Use requirements, and in cases where there is a conflict between requirements, the most restrictive regulation applies. Overlay Zone requirements including, but not limited to, the following: a 100 foot setback from the right-of-way of SR 54, a 50 foot setback for impervious surfaces from right-of- way of SR 54, and architectural standards for buildings which require a residential character including a pitched peaked roof, a residential façade, and doors and windows of a residential character.

Platting

It is the owners' intent to combine the three (3) existing lots into one (1) lot. This will require a Minor Revision to the Final Plat for the Fayette/54 Commercial Park prior to the submittal of any site plans.

Site Plan

Should this petition be approved, the owner/developer must submit a Site Plan as required by Section 8-26., c. of the Development Regulations. Access must comply with the provisions of Section 8-53. of the Development Regulations and the Georgia D.O.T., as appropriate. The subject property must comply with Fayette County ordinances including but not limited to: Sections 5-18. Screening Required and 5-19. Screening Standards of the Fayette County Zoning Ordinance and 8-159. Fayette County Landscape and Buffer Requirements, Article VI. Tree Retention, Protection, and Replacement, and Article VIII. Off-Street Parking and Service Requirements of the Fayette County Development Regulations.

E. REVIEW OF CONCEPT PLAN

The applicant is advised that the Concept Plan is for illustration purposes only. Any deficiencies must be addressed at the time of submittal of the Preliminary Plat, Final Plat, and/or Site Plan, as applicable.

The Concept Plan indicates a cemetery on the subject property. Prior to any site plan approval, the owner shall comply with Article II. - Cemetery, Burial Ground, Human Remains, or Burial Object of the Fayette County Code.

F. DEPARTMENTAL COMMENTS

Water System

No conflict.

Public Works/Engineering

No Public Works or Engineering issues for the requested rezoning from C-H and M-1 to C-H.

Environmental Management

Floodplain The property **DOES NOT** contain floodplain per FEMA FIRM panel 13113C0108E dated Sept 26, 2008.

Wetlands According to the National Wetlands Inventory wetlands are not present. However, a wetland study may be required upon field inspection by staff. Per Section 8-4 of Fayette County Development Regulations, the applicant must obtain all required permits from the U.S. Army Corps of Engineers prior to issuance of any permits from Fayette County for any phase of development affecting wetlands.

Watershed Watershed Protection **DOES NOT** apply based on geographic information systems review. However, state waters could be present and identified by staff during site inspection.

Groundwater The property **IS NOT** within a groundwater recharge area.

This development **IS** subject to all development regulations including Non-Residential Construction, Landscape and Post-Development Stormwater Management Ordinances.

Environmental Health Department

No objects. Site to be served by onsite septic system.

Fire

The bureau of fire prevention will neither approve nor deny request that fall outside the scope of ISO requirements.

Georgia Department of Transportation

There are no comments for this rezoning, however the property should know that there will be no additional access granted to the state route.

STAFF ANALYSIS

This request is based on the petitioner's intent to rezone said property from C-H & M-1 to C-H for the purpose of maintaining a HVAC Company and Auto Sales . Per Section 110-300 of the Fayette County Zoning Ordinance, Staff makes the following evaluations:

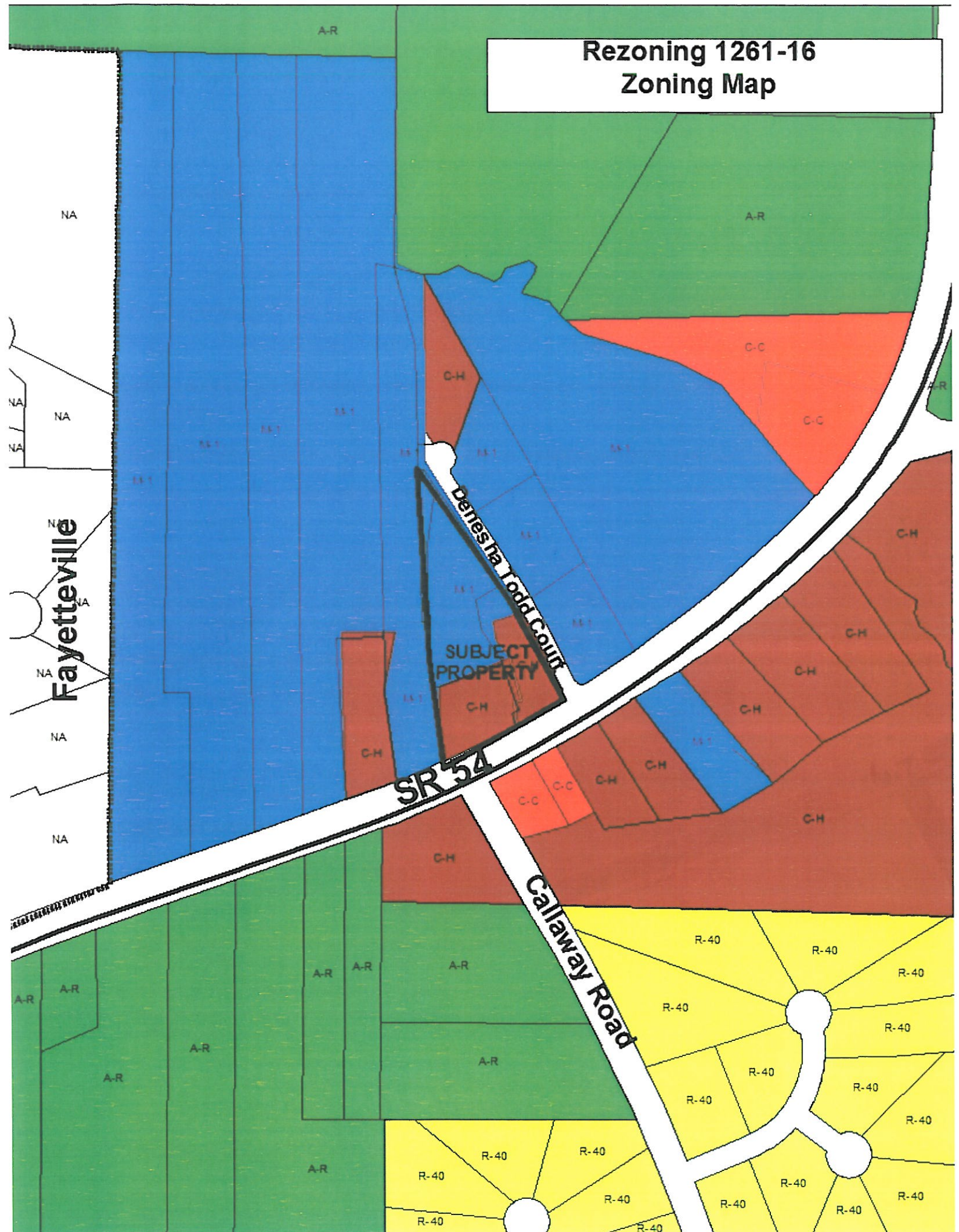
1. The subject property lies within an area designated for Commercial. This request conforms to the Fayette County Comprehensive Plan.
2. The proposed rezoning will not adversely affect the existing use or usability of adjacent or nearby property.
3. The proposed rezoning will not result in a burdensome use of roads, utilities, or schools.
4. Existing conditions and the area's continuing development as a non-residential district with a mix of commercial and light industrial development support this petition.

Based on the foregoing Investigation and Staff Analysis, Staff recommends **APPROVAL.**

RECOMMENDED CONDITIONS

If this petition is approved by the Board of Commissioners, it should be approved C-H **CONDITIONAL** subject to the following enumerated conditions. Where these conditions conflict with the provisions of the Zoning Ordinance, these conditions shall supersede unless otherwise specifically stipulated by the Board of Commissioners.

Rezoning 1261-16 Zoning Map



Rezoning 1261-16 Land Use Plan Map

Fayetteville

CONSERVATION
AREAS

OFFICE

COMMERCIAL

COMMERCIAL

SUBJECT
PROPERTY

Denesha Todd Court

SR 54

Callaway Road

LOW DENSITY
RESIDENTIAL

PUBLIC
FACILITIES/INSTITUTION

**Rezoning 1261-16
Aerial Map**



Fayetteville

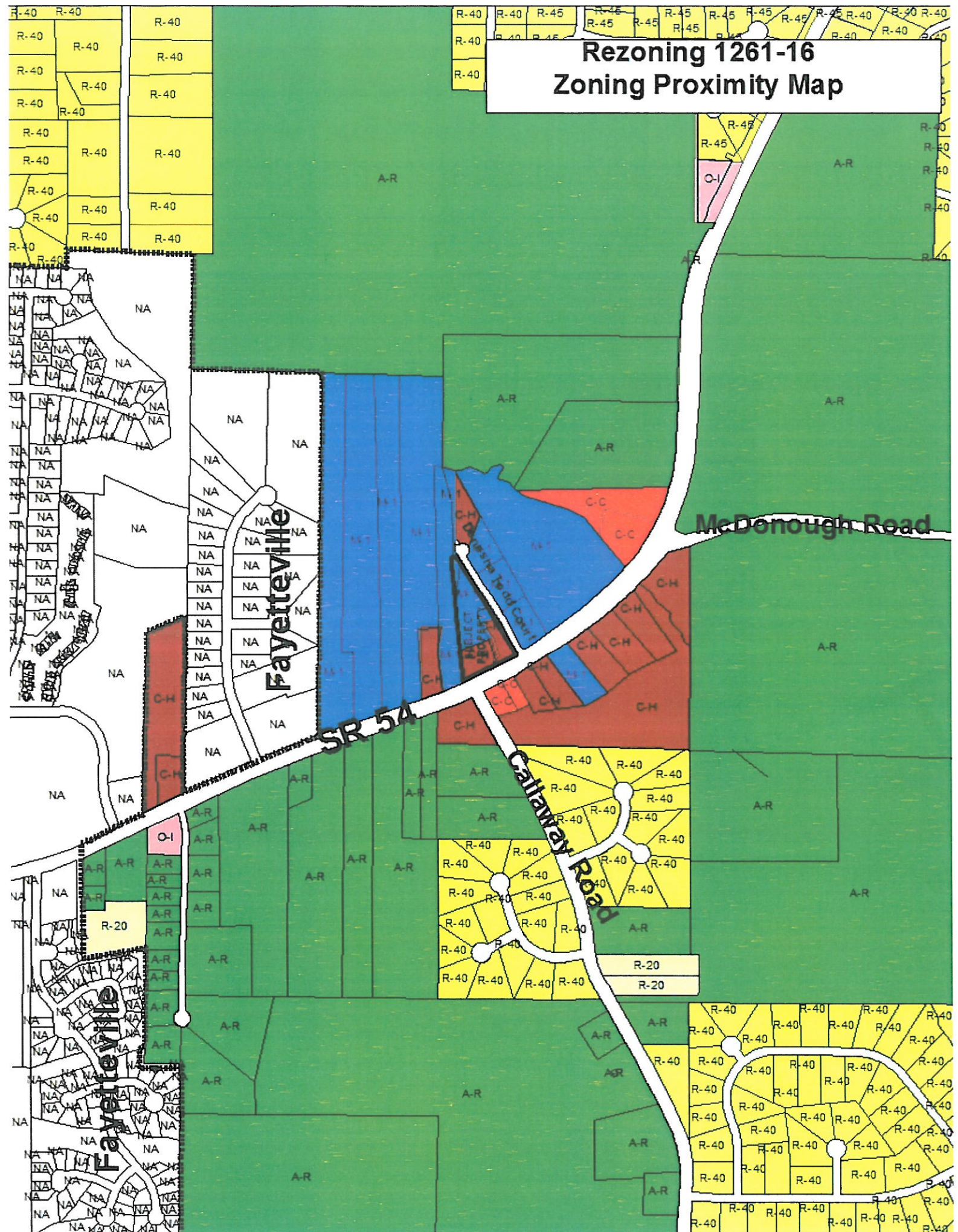
Deleste Todd Court

SUBJECT
PROPERTY

SR 54

Callaway Road

Rezoning 1261-16 Zoning Proximity Map



Revised Summary of Intent

PUD-PRL Zoning Request
Camp Southern Ground
September 1, 2016

Overview:

We are proud to present Camp Southern Ground, LLC ("CSG"), a not-for-profit 501(c)(3) organization formed under the laws and regulations of the Internal Revenue Service. CSG is planning to design, construct and professionally operate a camp for children with an emphasis on special needs children and their families ("Camp"). Once operational, CSG will seek full accreditation from the American Campers Association. The Camp will be designed and operated in accordance with all applicable regulations including the Americans with Disabilities Act and will be subject to the oversight of the Board of Directors. In addition, the CSG Board of Directors will oversee the administration of all Camp operations including the off-season programs, which will be professionally managed by an accredited group.

Fayette County has a number of civic, religious and non-profit organizations, each providing invaluable services to our community, however, nothing like Camp Southern Ground is currently available in Fayette County. We are excited to join this rich tradition of service in Fayette County and envision becoming a partner with the county's outstanding charitable organizations. We plan to be a community asset and point of pride for many generations to come.

Statement of Present Ownership:

The PUD-PRL Zoning request is comprised of a total of 494.39 acres of land. The site is located south of Ebenezer Church Road, west of Redwine Road and east of Ebenezer Road in Fayette County, Georgia. Spotty Merle, LLC is the present owner of 477.69 acres and has entered into a Purchase and Sale Agreement with Mr. Russell W. and Dorma S. Jordan for an additional 16.70 acres.

Character of Proposed Development:

The Camp will have multiple buildings and outdoor activity areas including, but not limited to, facilities for reception, administration, first aid, lodging, dining, general education, music, arts and crafts, culinary arts, swimming, outdoor gatherings, rope adventure courses, equestrian center and agriculture activities that will support and accommodate both day visitors and overnight stays. Once completed, the Camp will typically serve approximately 300 people, including the children and staff, for overnight camping events. The target age group for camping venues will be between seven (7) and seventeen (17) years of age. It should be noted that only staff members are intended to be full time residents of the Camp. Camp Southern Ground is being designed by one of the



most renowned group of camp design professionals in the country. In short, Camp Southern Ground will uniquely achieve the objectives of the PUD-PRL ordinance.

a. Serving the Special Needs of Children:

The Camp will include special facilities to develop, educate, and advance the abilities of children that may have been diagnosed with Dyslexia, ADD/ADHD, Asperger Syndrome, Tourette's Syndrome and Autism.

Daily, weekend and weekly programs will be customized for each group of campers or visitors for the development and encouragement of camaraderie, self-confidence, and empowerment.

b. Environmental Stewardship:

The Camp will encompass 494 acres of land. Of this acreage, less than half will be developed now or in the future. The undeveloped portions will be utilized for passive recreational activities such as hiking, mountain biking, horseback riding, and other similar uses that have minimal impact on the surrounding environment. In fact, much of the land is subject to a conservation easement, held in trust, forever preserving the natural character of the land. Even the developed portions will seek to preserve the natural environment to the greatest extent possible. Thus, the Camp will preserve the natural amenities of the land while utilizing the scenic and functional open spaces. Discussions are currently underway with representatives of the Southern Conservation Trust, Inc. to enter into a similar perpetual easement to expand the protection of the Whitewater Creek Greenway. In conjunction with the Camp's environmental educational program, a non-commercial, organic garden is proposed so the children can experience the natural and environmental friendly techniques in the production of food sources.

Our goal is to implement a variety of LEED (*Leadership in Energy and Environmental Design*) type initiatives in the planning, design, construction, operation and maintenance phases of this project. In fact, the owner has already implemented LEED strategies in the master planning of the Camp facilities. The proposed footprint of the buildings and gathering spaces are designed to be less intense and less detrimental to the environment than traditional campground design. Limited roadways and impervious areas are planned, thus minimizing or negating impact to the neighboring streams. Stormwater management ponds and enhanced swales will provide bio-filtration and attenuation of surface stormwater runoff. The Camp facilities will be designed to incorporate indigenous materials and energy efficient construction methods will be implemented. Low level and energy efficient lighting will provide for safe pedestrian and vehicular movement along paths and drives, with special attention given to minimizing illumination affects to adjoining properties. Principles and objectives of LEED certification will continue to be a guide to the design, construction, operation and maintenance teams for the Camp; however, we will not seek LEED accreditation or



certification. In summary, the impact of Camp Southern Ground to the environment will certainly be less than a traditional residential neighborhood that could be developed on the property as it is currently zoned.

c. Ingress and Egress:

The Camp has two points of vehicular access. The approximate location of the main access is depicted on the Development Plan which fronts on Ebenezer Church Road, an Urban Collector Thoroughfare. This access road into the site will begin as a Private Roadway, as defined by County Ordinances. This Private Road section will consist of a 24 foot wide paved surface with adjacent swales to accommodate and direct stormwater runoff. The exact location of the roadway along the thoroughfare will be determined during the site plan review process. This Private Roadway will be of sufficient length to provide the required access to Tract 2, at which point the roadway will become a Private Drive serving the Camp facilities. A gate will be installed at the terminus of the Private Roadway to regulate access to the Camp. A sufficient vehicular turn-around or cul-de-sac will be constructed at that location.

The secondary point of access to the Camp is from Arnold Road, a public roadway that ends at the Camp property. The Owner has volunteered to dedicate additional right-of-way to the county and construct a new cul-de-sac, as depicted on the Development Plan, at the terminus of Arnold Road. This entrance will also be a controlled access for the residential lots and a secondary access for emergency vehicles. All Camp related vehicular traffic will be directed to access the Camp through Ebenezer Church Road.

d. Traffic:

The Owner has submitted, with this petition, a traffic report prepared by John D. Walker, P.E., PTOE, with Kimley-Horn and Associates, Inc., in Atlanta, Georgia, dated September 12, 2011. The traffic report concludes, and the Fayette County Public Works Department concurs, that the Camp will not substantially degrade the current traffic operations along Ebenezer Church Road; however, a right turn lane may be required by the Public Works Department. This determination along with the sight distance analysis will be made during the site plan approval process. The report further states that the proposed internal traffic circulation, available parking and the staggering of arrival and departure times of the campers is sufficient to accommodate even the peak traffic flows anticipated by the Camp.

e. Parking:

Based on resident concerns expressed at the Planning Commission meeting held on November 3, 2011, our land planners have revised the parking plan as follows:



The vehicle circulation and parking is based on the Architect's design experience and a comparative analysis of permanent parking constructed for similar camps. The ratios of permanent "parking stalls" to "campers" range from 6:1 to 10:1. CSG proposes to double that rate to a 3:1 ratio which is shown on the revised Development Plan providing 92 permanent paved parking spaces and well over 100 temporary and overflow parking areas. As stated in the traffic report, a maximum of 225 vehicles could be generated during the drop-off and pick-up times. To further reduce this number of peak trips, Camp Southern Ground proposes to stagger the arrival/ departure times over a three hour period. This would reduce the peak trips to 75 vehicles which are easily accommodated on the property. Finally, additional staff parking (50 paved spaces) is proposed near the maintenance facilities and the entire temporary and overflow parking will be relocated away from the adjoining property owners.

f. Residential Tracts:

In addition to the overnight dwelling facilities for the campers and staff, there are six single-family lots proposed. One of the lots already contains an existing residence. Although these are included in the PUD-PRL zoning, each lot will be limited to the uses currently allowed in the A-R zoning classification. Furthermore, the PUD-PRL perimeter buffers and setback requirements, as indicated on the Development Plan, will supersede the A-R zoning code for building setbacks. All other development criteria and uses on the residential lots shall be in compliance with the A-R zoning classification. The revision of the Final Plat of Roundtree Place Subdivision to create Tracts 5 and 6, as indicated on the Development Plan, will not be initiated until such time that the existing Conservation Easement held by the Southern Conservation Trust is amended and recorded.

g. Program and Operations:

While the Camp may have visitors year round, the normal overnight Camp activity is projected to operate primarily during the summer months, between May and September, of each year. Some of the off-season events to anticipate are day visitors from area schools, religious and civic groups, and Camp specific fund-raising activities. Camp Southern Ground hopes to partner with, and provide team building opportunities for, similar charities and corporate organizations. At no time will the activities associated with the Camp or off-season events cause unnecessary traffic congestion on Ebenezer Church Road. Furthermore, all functions on the Camp property shall comply with all applicable public safety standards and the life safety code including, but not limited to, building capacity restrictions. All off-season events will be designed to, and shall comply with, Fayette County noise ordinances and all other applicable local, state or federal regulations and will be coordinated with the County through the



emergency planning and preparedness procedure to ensure a safe and healthy environment for the general public and attendees.

h. Equestrian Activity ~~Center~~:

~~The camp desires to retain the ability to use and house horses on the property, though there is no desire to build a bona-fide equestrian center as was once considered. Camp Southern Ground will offer all of the traditional camp activities for our guests, however, the largest single land use proposed is the Equestrian Center, which is 37 acres total. This Center will consist of state-of-the-art equestrian facilities for the use, education and enjoyment of Camp visitors while providing for the health, safety and welfare of the equine. As such, we will provide and maintain a minimum standard of one acre per equine housed on the property. The Equestrian Center will have outdoor lighting for the safety of riders. This lighting will be placed in a manner that minimizes illumination effects on adjoining properties.~~

i. Solar Farm

The intended use of the Solar Farm is to reduce the energy consumption of the camp in perpetuity, and to create teachable programming for children and visitors to learn more about sustainability. The Solar Farm, as indicated on the Revised Development Plan, will comply with the requirements of the PUD-PRL zoning district.

Proposed Development Schedule:

CSG has prepared a Master Concept Plan of the proposed improvements which are depicted on the Development Plan. These improvements will be constructed through a development process which is generally phased as follows:

- 1.) Approval Phase: Prepare and submit required documents for Local, State, Municipality, and other Governmental Authority approvals for the proposed project, including all permitting and zoning requirements.
- 2.) Site Utility Phase: This phase will include the site utilities, portions of the stormwater management system and the construction of main access road from Ebenezer Church Road into the site.
- 3.) Camp Start-up Phase: This phase will consist of constructing the Welcome Center and Office together with the initial parking area. These facilities are essential for the successful introduction, marketing, and fund raising activities for the Camp.
- 4.) Essential Operations Phase: This phase of development will include constructing the lodging, dining hall and health center required to open the facility for its intended use.
- 5.) Non-Essential Phase(s): This phase would incorporate all other nonessential buildings and activity venues such as multi-purpose building(s), pool and all other recreational elements that are considered necessary to broaden the attendee base and enhance the Camp experience.



Agreements, Provisions and Covenants:

This project will be privately owned and operated. As such, all of the facilities and infrastructure will be designed, maintained, and operated in accordance with all local, state, and governing authority requirements. If required by any governmental authority, a Property Owners Association ("POA") will be formed and shall be the responsible entity for the ownership and maintenance of any shared infrastructure such as the private roadways and stormwater facilities only associated with the residential tracts.

It is intended that the CSG will employ or contract with individuals or companies to ensure that all facilities and systems are properly operated, maintained, tested, and certified in accordance with applicable codes, ordinances and state or federal laws. It is specifically understood and agreed that the potable water and wastewater construction and operations will comply with the aforesaid regulations. As previously stated, the CSG Board of Directors will administer all Camp operations, including any off-season activities. In addition, the Camp and the off-season activities will be professionally managed by an accredited group.



PETITION NO. RDP-013-15
Camp Southern Ground, INC. & Spotty Merle, LLC/Ben Ferguson, Agent
101 Gardner Park
Peachtree City, GA 30269

The applicant is requesting a revision to the Development Plan for Camp Southern Ground (Rezoning 1222-11) to remove the Equestrian Center and in its place develop a Solar Farm to serve the camp and update the Development Plan to indicate as-built improvements and future improvements at the camp.

Sec. 110-149. – Planned unit development (c) (1) states the following:

- j. Revision of development plan. Any change in the approved development plan, which affects the intent and character of the development, the density or land use pattern, the approved uses, the location or dimensions of streets, or similar substantial changes, shall be reviewed and approved by the board of commissioners upon the recommendation of the zoning administrator and planning commission. A petition for a revision of the development plan shall be supported by a written statement as to why the revisions are necessary or desirable.

History: Petition 1222-11 (A-R to PUD-PRL -Planned unit development- Planned retreat and lodge) was approved by the Board of Commissioners on December 15, 2011.

DEPARTMENTAL COMMENTS

WATER SYSTEM:

FIRE MARSHAL: The bureau of fire prevention will neither approve nor deny requests that fall outside the scope of ISO requirements.

ENVIRONMENTAL MANAGEMENT:

ENVIRONMENTAL HEALTH:

PUBLIC WORKS/ENGINEERING DEPARTMENT:

Recommendation: Staff recommends approval of the revised Development Plan. The revised Development Plan complies with the PUD-PRL zoning district and is in character with the original intent and concept of the Camp Southern Ground PUD-PRL. The County amended the Zoning Ordinance to allow solar farms in the PUD-PRL zoning district in May of 2016

